

TRANSFER  
TAX  
PAID

Doc # 2008013019  
Book 9745 Page 0346

REO #0021413026

63-203

QUITCLAIM DEED WITH COVENANT  
(Special Warranty Deed)

Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, a corporation duly organized and existing and having a place of business at c/o Option One Mortgage Corporation, in the City of Irvine and State of California, for consideration paid, GRANTS to *Joseph R. Charrier*, whose mailing address is P.O. Box 754, Alfred, Maine 04002, hereinafter called "Grantee", and his heirs and assigns forever, WITH QUITCLAIM COVENANT the following described property, with the buildings thereon, and the appurtenances belonging thereto, situated in the City of Waterville, in the County of Kennebec and State of Maine, and being more particularly described as follows:

Being Lots Number 68 and 69 according to a Plan of Bacon and Seavy Farms, so-called, made for Frazier Gilman by Ira E. Getchell, C.E., dated August 25, 1886 and recorded in the Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description of said premises.

Reference is made to a Foreclosure action brought by Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 against Sharon H. Butler filed in the Maine District Court, Division of Waterville in Docket No. RE-07-56 and recorded in Book 9651, Page 0152, of the Kennebec County Registry of Deeds. Being the same premises conveyed to the Grantor herein by deed March 7, 2008 recorded in Book 9667, Page 326, said Registry of Deeds.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, by Option One Mortgage Corporation, its attorney in fact, as set forth in a certain limited power of attorney dated February 12, 2008 to be recorded in the Kennebec County Registry of Deeds, has caused this instrument to be executed by DON LUCIO, as Ass't Sec. Servicing thereunto duly authorized, this 30<sup>th</sup> day of May 2008.

Wells Fargo Bank, N.A., as Trustee for ABFC  
2006-OPT1 Trust, ABFC Asset-Backed  
Certificates, Series 2006-OPT1  
By Option One Mortgage Corporation  
Its attorney in fact



By: [Signature]  
Title: Assistant Secretary, Servicing  
Don Lucio

[Signature]  
Witness Melissa Levy

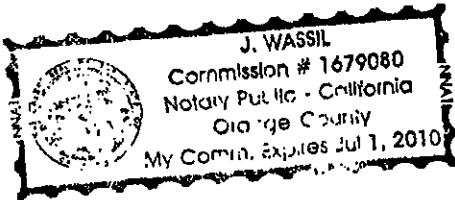
② MDOB

Received Kennebec SS.  
06/02/2008 8:59AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

STATE OF CALIFORNIA  
COUNTY OF ORANGE

May 29 2008

Personally appeared the above-named DOM LUCIO, as Asst. Secy.  
of Option One Mortgage Corporation, attorney in fact for Wells Fargo Bank, N.A., as Trustee  
for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, and  
acknowledged the foregoing instrument to be his/her free act and deed in his/her said  
capacity and the free act and deed of said Grantor.



Before me,

J. WASSIL

Notary Public

Printed Name: